

# Regular Session

<b>Agenda Item #</b>	6
<b>Meeting Date</b>	July 12, 2004
<b>Prepared By</b>	Rob Inerfeld Senior Planner
<b>Approved By</b>	Richard M. Finn City Manager

Discussion Item	Sienna Corporation - ezStorage Development Proposal																		
Background	<p>The Siena Corporation is proposing to build a 147,660 square foot building at 1352 Holton Lane, the current location of Marjack Company, Inc. Craig Pittinger of Siena presented his company’s proposal to the Council on Jun 21, 2004. The Planning Board hearing for this development proposal is scheduled for July 29, 2004.</p> <p>At the Council’s request, staff have conducted additional outreach to the New Hampshire Gardens Citizens Association, which represents the neighborhood closest to the ezStorage site.</p> <p>Planning staff have worked extensively with Siena Corporation and their consultants to refine the development plans so that the development contributes more to the streetscape on Holton Lane and to the overall tree cover in the area.</p>																		
Policy	<p>The Memorandum of Understanding between the City and the Planning Board establishes a coordinated review process for site plan applications in Takoma Park. All development of commercial property in the City greater than 1,000 square feet is required to go through the site plan review process.</p> <p>A two-thirds majority vote of the Planning Board is required to take any action relating to land use planning within the City that is contrary to a Resolution of the Mayor and City Council.</p>																		
Fiscal Impact	<p>The financial impact of the proposed development is as follows:</p> <table><tr><td>Current Assessed Value:</td><td>Land</td><td>\$ 1,006,800</td></tr><tr><td></td><td>Building</td><td>1,319,100</td></tr><tr><td></td><td>Total</td><td>\$ 2,325,900</td></tr></table> <table><tr><td>Estimated Assessed Value:</td><td>Land</td><td>\$ 1,500,000</td></tr><tr><td></td><td>Building</td><td>5,000,000</td></tr><tr><td></td><td>Total</td><td>\$ 6,500,000</td></tr></table> <p>Current Property Taxes: \$ 36,839</p> <p>Estimated Property Tax: \$ 70,000 - \$75,000 (*)</p>	Current Assessed Value:	Land	\$ 1,006,800		Building	1,319,100		Total	\$ 2,325,900	Estimated Assessed Value:	Land	\$ 1,500,000		Building	5,000,000		Total	\$ 6,500,000
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	(*) Figure will vary depending upon assessed value of property and the tax rate in effect at the time the project comes on line. IF the company proceeds with proposed Enterprise Zone Application, the increased property taxes would be phased in over a period of ten (10) years.
<b>Attachments</b>	Resolution in support of ezStorage development proposal.
<b>Recommendation</b>	Approve resolution in support of ezStorage development proposal.
<b>Special Consideration</b>	The Memorandum of Understanding requires that the City provide any written recommendations and resolutions to the Planning Board at least ten days prior to the scheduled public hearing.

Introduced by:

**Resolution No.**

**Resolution of Support for Siena Corporation Redevelopment Proposal**

**WHEREAS**, the Siena Corporation is proposing to construct a 147,660 square building at 1352 Holton Lane; and

**WHEREAS**, this building will be comprised mostly of self-storage space but also contain five retail storefronts on Holton Lane; and

**WHEREAS**, Siena Corporation has worked with City staff to refine the development plans so that the building and site will create a vibrant and attractive streetscape on Holton Lane and significantly increase the overall tree cover in the area; and

**WHEREAS**, the City of Takoma Park recognizes the importance of attractive, well-designed properties in maintaining the livability and economic health of the community; and

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Takoma Park supports this proposal and encourages its approval by the Montgomery County Planning Board.

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Catherine Waters, City Clerk

Voting For:

Voting Against:

Abstaining:

Absent: